

APPROVED
Centerville Township Planning Commission
Regular Meeting
January 25, 2021
Meeting held remotely via Zoom

Call to Order: Tim Johnson, Chair, called the meeting to order at 6:34 PM.

Attendance: Present: Tim Johnson, Jamie Damm, Lindy Kellogg, Joe Mosher, Dan Hubbell.
Absent: None. Staff Present: Zoning Administrator Tim Cypher, Recording Secretary Dana Boomer, Supervisor Jim Schwantes

Public Comment: None

Agenda: The PC reviewed the agenda. The date of the goals was changed from 2020 to 2021.
Motion to approve agenda as amended by Hubbell, second by Kellogg. Roll call votes: Kellogg (yes), Johnson (yes), Mosher (yes), Damm (yes), Hubbell (yes).

The roll call votes were discussed, and it was determined that if the vote was unanimous on a basic agenda item, no roll call vote was needed.

Swearing in of PC Members: Jim Schwantes swore in Joe Mosher as a Planning Commission member.

Election of Officers: Hubbell moved to elect Tim Johnson as Chairman, Jamie Damm as Secretary, and Lindy Kellogg as Vice-Chair. Mosher seconded. Roll call votes: Kellogg (yes), Johnson (yes), Mosher (yes), Damm (yes), Hubbell (yes).

Johnson asked Mosher to briefly introduce himself. Mosher has lived in Leelanau County since 2018, with his wife and two kids. He has his own firm consulting with businesses regarding process improvements. His wife is a member of the Glen Lake School Board and the Centerville Township ZBA. He is looking forward to working with the Planning Commission.

2021 Meeting Schedule: The PC discussed the meeting schedule for 2021. The third Monday does not work well for Mosher, as it conflicts with his wife's meeting schedule. Cypher and Boomer had offered the 1st Monday and 3rd Wednesday as alternative options. The PC discussed, and settled on the first Monday of each month. **Damm moved to set the meeting schedule for the 1st Monday of each month at 6:30 pm. Kellogg seconded. All in favor, motion carried.**

It was determined that the PC would skip the February meeting, and begin the first Monday schedule in March. Johnson will make sure the appropriate postings are made. There will not be meetings scheduled in July and September to avoid holidays. If meetings are needed in those months, a special meeting will be scheduled.

Conflict of Interest: Mosher brought up that his wife is on the ZBA for Centerville Board. It was determined that there would be no conflict as long as they refrained from discussing cases voted on by both the PC and ZBA prior to the decisions being made.

Revise/Approve Minutes:

The PC reviewed the draft minutes of the July 27, 2020 regular meeting. **Motion to approve the July 27, 2020 regular meeting minutes as presented by Hubbell, second by Damm. All in favor, motion carried.**

Report from Township Supervisor: Schwantes provided an update on the annual training requirements for the PC members. Garfield Township is working on a solar array ordinance, which Schwantes thought the PC might want to consider. The PC and Schwantes then discussed short term rentals. Cypher and Schwantes have not heard from citizens regarding major issues with short term rentals. Damm said there have been continuing issues with short term rentals on Lake Leelanau. The PC continued the discussion of short term rentals and whether to put it back on the goals list for 2021, and decided that they would like to continue to pursue short-term rental regulations.

Report from ZBA Representative: Damm and Cypher reported that there were no meetings and nothing in the pipeline. There will likely be an organizational meeting in July to coincide with the Board of Review meeting. Cypher will work with the BoR and ZBA on this.

Report from Zoning Administrator:

Cypher had previously distributed his reports for July-December. He summarized those reports, and the ongoing violations and investigations. The PC briefly discussed. Bel Lago and French Valley Vineyards have met the conditions issued by the PC, land use permits have been issued, and the vineyards are working on opening up. There is nothing further the PC needs to do on these issues.

Zoning/Planning Issues:

PC 2021 Goals – The PC discussed the goals for 2021. Cypher stated that he gets numerous complaints regarding noise at multiple venues, including wedding venues, short-term rentals and private residences. At the moment, enforcement is very subjective, with no objective standard in the township regarding noise. The PC discussed the possibility of a noise ordinance. Schwantes asked about a list of sensitive or important land areas in the township. The PC briefly discussed, and determined that mapping has been completed through the county and Leelanau Conservancy. Schwantes mentioned workforce housing, and doesn't feel that anything more than "supporting" can be done for this, given the lack of support and direction from the county level. After discussion, the following list of goals was approved:

- Support Workforce Housing
- Investigate the need for Solar Array Ordinance
- Investigate the need for Short Term Rental Regulation
- Review the adequacy of current noise regulations

- Collaborate with Board to develop Capital Improvement Plan
- Inventory Special Uses (wineries, resorts, campgrounds, event venues, etc.) and sensitive or important land areas in the Township
- Stay informed of potential development at Sugarloaf as it affects the properties and citizens of Centerville Township
- Encourage improved broadband internet access in the township
- Avoid Litigation

Johnson will distribute information regarding solar array ordinances prior to the next meeting. The actionable items on the list will be prioritized at the next meeting.

PC Budget – The PC reviewed their draft budget for the year. The original proposal was for \$6200 for wages – the PC feels that \$5000 will be adequate, given that they are taking out the July and September meetings. In addition, there will be \$1000 for legal fees, \$200 for travel, \$300 for printing and publishing, and \$750 for training. The PC had consensus to approve the proposed budget.

Site Plan Review Status (Bel Lago, FVV) – Cypher covered this earlier in the meeting.

Public Comment – None

Next Meeting Date: The next meeting is scheduled for March 1, 2021. It is undetermined yet whether this will be held in person or remotely.

Adjournment: Johnson moved to adjourn the meeting at 8:18 PM, Hubbell seconded. All in favor, motion carried.

Respectfully Submitted,

Dana Boomer
Recording Secretary